

**MARCH 6, 2006  
PARMA CITY HALL COUNCIL CHAMBER  
PUBLIC HEARING  
7:00 P.M.**

The Public Hearing was called to order by Planning Committee Chairman Nicholas J. Celebrezze presiding:

PLANNING COMMITTEE MEMBERS PRESENT:      NICHOLAS J. CELEBREZZE  
SCOTT M. TUMA  
MARY GALINAS  
THOMAS J. REGAS

COUNCIL MEMBERS PRESENT:      SEAN P. BRENNAN  
BRIAN DAY  
LARRY NAPOLI  
KENNETH A. RAMSER

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Chairman Celebrezze – Stated, the purpose of this meeting is to discuss Ordinance No. 159-05 and Ordinance No. 4-06. Ordinance No. 159-05 reads: An Ordinance to rezone Permanent Parcel Number 457-01-001 from Single-Family House District to Commercial Manufacturing “B” District located at 7183 West 130<sup>th</sup> Street in the City of Parma. Ordinance No. 4-06 reads: An Ordinance to rezone Permanent Parcel Number 443-17-010 and a portion of Permanent Parcel Number 443-17-011 from Multi-Family House District to Retail Business D3 District located on Theota Avenue in the City of Parma. There will be no vote taken this evening and no other deliberations. This meeting will be in two sections. First to speak will be those who are in favor of the Ordinances, and second to speak will be those who are against the Ordinances. It would be appreciated if a spokesman would speak representing any group present to cut down on repetition.  
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**FOR ORDINANCE NO. 159-05:**

Mr. Paul T. Kirner, 4373 St. Petersburg Drive – Stated, he is here on behalf of this Ordinance. Mr. Sposit is his client who plans on putting up buildings in this area that will be for storage units only. They have gone through the Planning Commission and through Councilman Ramser. We are here to answer any questions that they may have. Councilman Ramser and he have discussed this. We are going to put on the record those questions and answers that are necessary for this to be a positive project for the City of Parma.  
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Councilman Ramser – Stated, he has met with several residents that are bordering this property. Stated, he has for the record questions that he proposed to Mr. Kirner, who responded to them in writing. He would like to read them into the record.

1. The hours of operation for the proposed mini storage?

Mr. Sposit – The hours of operation will be probably be about 8:00 a.m. to 7:00 p.m. or 8:00 a.m. to 8:00 p.m., whatever other businesses do.

Councilman Ramser – Just for the record, the response in writing was 8:00 a.m. to 8:00 p.m.

2. How high would the storage unit buildings be?

Mr. Sposit – Approximately 12 feet.

3. Please explain what form of lighting would be incorporated so it would not be disturbing to the surrounding residents' property?

Mr. Sposit – It would be low level lighting.

4. Would there be any form of outside storage permitted, for example R.V.s, boats, cars, etc?

Mr. Sposit – No.

5. Who will maintain the areas between the property lines, if there are any?

Mr. Sposit – That would be me.

6. Councilman Ramser – Also, during our telephone conversation, it was mentioned that the residents of Maplewood Drive, whose properties abut said property, would also be allowed to utilize some form of space between property lines. Could you please reiterate?

Mr. Sposit – That is correct. Several property owners on the back have gates that access my property. For years they have been walking through there to go to the store or wherever, and I said that I would accommodate them and allow them to still do that.

7. Would you be changing the elevation of the property in any way?

Mr. Sposit – No.

8. Would you consider an 8' board-on-board fence, if a Variance would be granted, for privacy around it so it would not be a disruptive a view for these residents?

Mr. Sposit – That is not a problem.

Councilman Ramser – Stated, he talked to Mr. and Mrs. Hanych, and he has in writing a copy of an agreement that Mr. Sposit allowed them for their property. That is submitted for the record also. Stated, he received a letter from Mr. Maskovich, who lives on Maplewood and who is concerned about the possible flooding of his backyard. He said that there is a creek, or ditch area, and if the builder redirected this, this could cause flooding. Also, where would the runoff be going in regards to this storage facility?

Mr. Kirner – Stated, this was something that was just brought to their attention. He did not put that in writing. He goes on the record at this time saying that Neff and Associates would be the Engineers who would be responsible for conducting what is necessary under the current codes and regulations of the City of Parma to make sure, through Mr. Deichmann, that we comply with all those codified ordinances so that all this spill, whether it be by retention basin or just by swale, goes down on Mr. Sposit's property and exits into the Parma Heights sewer, north of this particular lot. This lot is the most northern part of the City of Parma abutting the most southern part of Parma Heights, and connections will be with the City of Parma Heights.

Mr. Sposit – Stated, that is correct.

Councilman Ramser – Stated, this property is on W. 130<sup>th</sup>. It is a property that is next to an oil-change facility. The house is almost inhabitable. Directly across the street is zoned for an insurance company. I think this will utilize the property well and suits the needs of the residents of Parma.

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**AGAINST ORDINANCE NO. 159-05:**

No one wished to speak.

**FOR ORDINANCE NO. 4-06:**

Councilman Brennan – Stated, he has spoken several times on behalf of the project at the corner of Pearl and Ridge Road in Ward 2. Stated, he thinks this is a nice redevelopment project that will hopefully spur more redevelopment in that area. Asked members of Council to please support the rezoning.

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**AGAINST ORDINANCE NO. 4-06:**

No one wished to speak.

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**ADJOURNMENT**

Motion made by Councilman Tuma, seconded by Councilman Regas, to adjourn said Public Hearing. Motion carried.

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**CERTIFICATION**

I, Thomas Mastroianni, Clerk of Council of the City of Parma, Ohio, do hereby certify the above to be a true and correct copy of the Minutes from the Public Hearing held on Monday, March 6, 2006.

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NICHOLAS J. CELEBREZZE  
PLANNING COMMITTEE CHAIRMAN

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CHARLES M. GERMANA  
PRESIDENT OF COUNCIL

Meeting adjourned at 7:10 p.m.

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(Minutes completed March 8, 2006)